

MARSH & MARSH PROPERTIES

23 Shelf Moor, Shelf, HX3 7PW

£385,000



This four bedroomed, detached, home is situated in a nestled away location in a quiet corner of the well-regarded Shelf village. If you are looking for the ideal family home this will certainly be of special interest. Its corner plot position offers a generous amount of surrounding space, including lawned gardens to the front and rear elevation with an additional patio seating space, all fully enclosed, offering a charming kerb appeal as well as the perfect place for children and pets to play. The property has an ample amount of parking space, with a brick paved driveway offering space for up to four cars, with an additional secure parking space provided by the single garage to the rear elevation. From the moment you arrive at this surprising property you will notice that this is something special.

Internally you immediately notice the well-presented nature of this property which, therefore, offers the potential for any prospective buyer to move in with little to no work required. With a modern décor, well laid out rooms and ample natural light throughout, this house will suit anyone looking for that special something. With its entrance porch, spacious living room, light and bright conservatory, separate sitting room, grand dining/kitchen, utility room, WC, four bedrooms (one with en-suite and fitted wardrobes) and a house bathroom.

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The property benefits from a well-connected location, with Shelf village being within easy walking distance. It is also close to local primary and secondary schools. Halifax town centre is just a short drive away, providing excellent shops and services including access to its train station, providing regular rail connections to the surrounding area and including access to the Grand Central train service. The property also benefits from being within 12 minutes' drive from the M62 motorway, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

With such a cornucopia of fantastic features on offer, including its corner plot location, private gardens and beautifully presented internals, an appointment to view is essential in order to fully appreciate this home.

From the front of the property a composite door opens into the

PORCH

A welcoming reception into the property that also acts as a barrier from the external to the internal. With a carpeted floor, uPVC double glazed window, central light fitting and an electric radiator. The porch offers ample space for the storage of coats and shoes.

From the porch a wooden door opens into the

HALLWAY

With solid oak floors and a central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



This open, light and bright living room offers ample space for a three piece suite along with additional furniture. A central gas fireplace, with hearth and mantelpiece, creates the ideal central feature for the whole room. With a solid oak floor, large uPVC double glazed window to the front elevation, central light fitting, cornice to ceiling, single radiator and a television access point.

From the living room double doors open into the

CONSERVATORY

A large and open conservatory that offers the ideal place to sit back and relax whilst overlooking the gardens. A set of uPVC double glazed French

doors open into the gardens offering access. With an oak floor and uPVC windows to three sides.



From either the sitting room or the hallway a wooden door opens into the



From the rear of the living room bi-folding wooden doors open into the

SITTING ROOM



An excellent addition to the property, offering a second reception room or could be used as a dining room. Ideal as a second TV area for busy family life. The room features a set of sliding uPVC double glazed doors that offer access into the garden whilst also offering plenty of natural light. With a solid oak floor, ceiling inset spotlights and a vertical modern style radiator.

DINING KITCHEN



The ideal family communal space, offering ample room for a dining table to one side, with solid wood work surfaces, all with over and under counter cupboards and drawers, to two sides. The room is dual aspect with uPVC double glazed windows to the side and front elevations that, when twinned with the ceiling inset spotlights, make this a bright space. With an integrated hob, stainless steel extractor hood, integrated dual oven, double radiator, splashback tiling, integrated dishwasher, solid oak floor, fitted fridge/freezer and a 1 ½ sink with mixer tap.



WC

An excellent addition to the property offering ground floor facilities. With a tiled floor, frosted uPVC double glazed window to the rear elevation, ½ pedestal washbasin, close coupled toilet, central light fitting and extractor fan.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and uPVC double glazed window to the rear elevation.

From the landing a wooden door opens into



BEDROOM 1



From the dining kitchen a wooden door opens into the

UTILITY ROOM

An ideal additional work space area that benefits from a tiled floor, single radiator, uPVC double glazed door that leads out to the side elevation, uPVC double glazed window to the rear elevation, omni-directional ceiling spotlights, plumbing for a washing machine, space for a dryer, boiler (replaced in 2023) and single radiator.

From the utility room a wooden door opens into the



A large master bedroom that offers more than ample space for a king sized bed along with additional bedroom furniture. The room is bathed in natural light owing to its dual aspect uPVC double glazed windows and benefits from ample storage space with its set of fitted wardrobes. With a newly carpeted floor (100% British wool), ceiling inset spotlights and a double radiator.

From bedroom one a wooden door opens into its

EN-SUITE



A well laid out en-suite that features a sizable corner shower cubicle, wall length vanity units, inset washbasin, close coupled toilet, stainless steel towel radiator, frosted uPVC double glazed window to the front elevation, tiled floor, tiled walls, ceiling inset spotlights and an extractor fan.

BEDROOM 2



A good sized second bedroom that can accommodate a double bed along with additional furniture. With a single radiator, vinyl floor, central light fitting and a uPVC double glazed window to the front elevation.

BEDROOM 3



Another good sized bedroom that features a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BEDROOM 4



An ideal guest bedroom, work from home office or child's bedroom. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

BATHROOM



A neatly laid out house bathroom that features a panel bath, over bath shower, pedestal washbasin, frosted uPVC double glazed window to the rear elevation, close coupled toilet, tiled

floors, tiled walls, stainless steel towel radiator, central light fitting and an extractor fan.

GARDENS



To the front elevation is a fully enclosed lawned garden, bordered by a stone wall with high hedge that creates not only a charming kerb appeal but also greatly enhances the privacy of the property.



To the rear of the property is an enclosed lawned and decked garden area, ideal for children and pets to play in a secure setting or for sitting out and relaxing. The rear garden is gated to the front driveway.

PARKING & GARAGE

To the front elevation is a brick paved driveway that offers parking for up to four cars.

To the rear of the driveway is a single garage offering an additional secure parking space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.



LOCATION

What3words: ///seats.stiff.losses

Google Plus Code: Q55P+92C Halifax

For sat nav users the postcode is: HX3 7PW



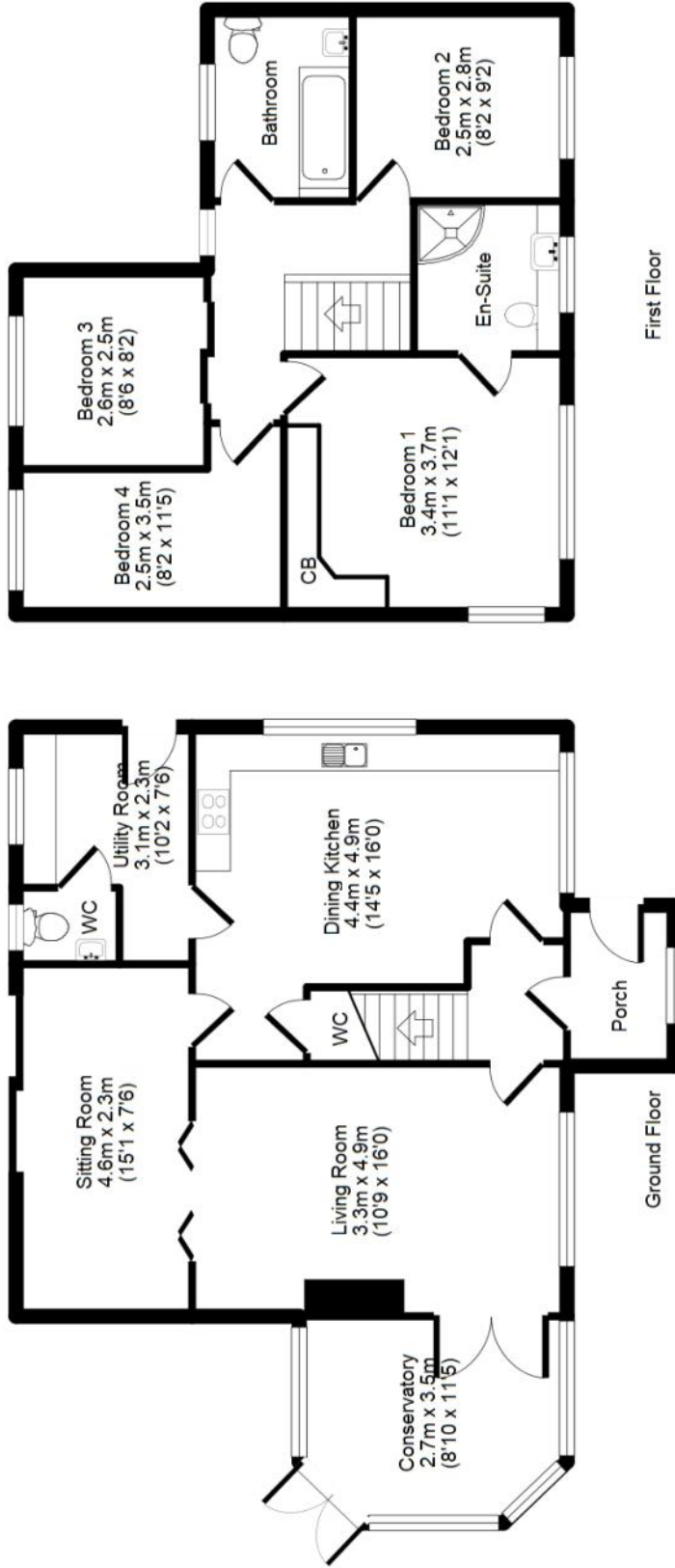
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a

call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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116 sq. m / 1243 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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